



Hillfield Park, London

£1,000,000

Havilands

the advantage of experience



- Three bedroom semi-detached family home
- 1,676 sq. ft. of versatile living space
- Bright lounge and separate dining room
- Two double bedrooms and one single bedroom
- Large 100ft+ rear garden, ideal for families and entertaining
- Driveway with off-street parking and an adjoined garage
- Potential to extend to rear, side and loft (STPP)
- Walking distance to Winchmore Hill Station (Moorgate approx. 30 mins)
- Short stroll to Grovelands Park with lake, trails and café
- Close to excellent schools, shops, cafés and amenities



For more images of this property please visit havilands.co.uk



Havilands are delighted to offer For Sale, this THREE BEDROOM SEMI-DETACHED HOUSE located on Hillfield Park, N21.

Situated on one of Winchmore Hill's most sought after roads, this ideal family home offers 1676sqft of living space and is comprised of: Lounge, Dining Room, Kitchen, Two Double Bedrooms, One Single Bedroom and Family Bathroom. The property also benefits from an adjoined garage, off-street parking by means of driveway and a mature rear garden extending over 100ft in length. Additionally the property offers plenty of potential to extend (STPP) with options to extend to the rear, the side and into the loft.

The house is well placed for commuters, with Winchmore Hill Mainline Station (Moorgate approx. 30 mins) and Southgate Underground (Piccadilly Line) both within walking distance. The A10 and A406 are also nearby, offering excellent road links across London, with regular bus services further adding to the convenience.

Grovelands Park is just a short stroll away, providing one of North London's most attractive green spaces with woodland walks, a boating lake, café, and community events throughout the year. Everyday shopping needs are close at hand too, with Sainsbury's, Waitrose and a range of local independents along The Green and Green Lanes, including popular cafés Pot'n'Bun and Hopper & Bean.

For families, the property falls within catchment for sought-after schools including St Paul's CofE and Grange Park Primary, as well as Winchmore School. Several independent options, such as Palmers Green High, are also within easy reach.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band F (£3125.81 25/26)

EPC Rating: Current 42(E); Potential 78(C)

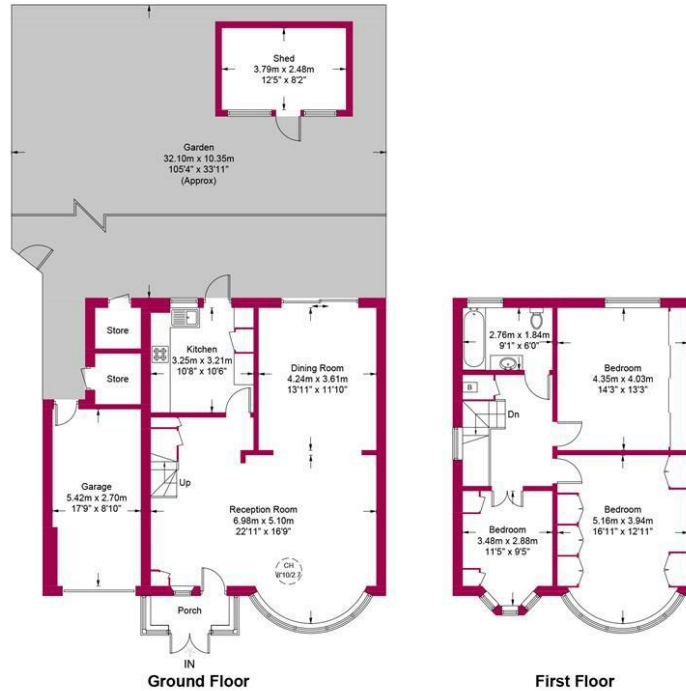
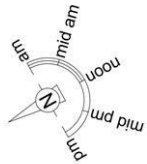
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Hillfield Park, N21

Approximate Gross Internal Area = 1676 sq ft / 155.7 sq m

Outbuildings = 148 sq ft / 13.8 sq m

Garage = 158 sq ft / 14.7 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



**Certified
Property
Measurer**

havilands | 020 8886 6262

come by and meet the team

30 The Green, Winchmore Hill, London, N21 1AY

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